

Unit 3, Greenfold Court, Greenfold Way, Leigh, WN7 3XJ

TO LET



TO LET

Use - Industrial

Size - 4,158 Sq ft

Rent - £38,500 p.a. + VAT

- 4,158 sq. ft. Modern Industrial Unit with Private Yard
- Prime location near the A580 East Lancashire Road
- High-specification fit-out
- Secure private yard and ample parking
- Rent: £38,500 p.a. + VAT



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01257 204900

Email: info@taylorweaver.co.uk

Unit 3, Greenfold Court, Greenfold Way, Leigh, WN7 3XJ

Location

Located just off the A580, the main route between Manchester and Liverpool, this property offers exceptional accessibility. Leigh town center, with a range of local amenities, is only 2 miles away, making this an ideal location for businesses seeking convenience and connectivity.

Description

The property comprises a modern, detached industrial facility with a private yard and dedicated parking area. The open-plan warehouse features an internal eaves height of 3.5m, rising to 5.25m at the apex. Additionally, the premises include a well-finished office space and kitchen facilities, complete with gas central heating.

The exterior showcases brickwork on the lower sections of the walls, with profile steel cladding above. A roller shutter door provides access, extending to a height of 3.22m.

Externally, the site offers parking for up to 10 vehicles, along with the designated yard space.

Accommodation

We have measured the property on a gross internal area basis as follows:

	Sq. ft	Sq. m.
Warehouse	3,487 sq. ft.	324 sq. m.
Office	671 sq. ft.	62 sq. m.
Total	4,158 sq. ft.	386 sq. m.

Rental

£38,500 p.a. + VAT

Lease Terms

Minimum 3 year term

Building Insurance

The landlord will insure the building and charge back to the tenant. Amount available on request.

Rating

As published on the VOA website the property has a rateable value of £22,250. Rates payable for 25/26 will be in the region of £11,000 per annum.

Legal Costs

Each party responsible for their own legal costs involved in this transaction.

Services

All mains services (included 3 phase electricity) are available to the premises.

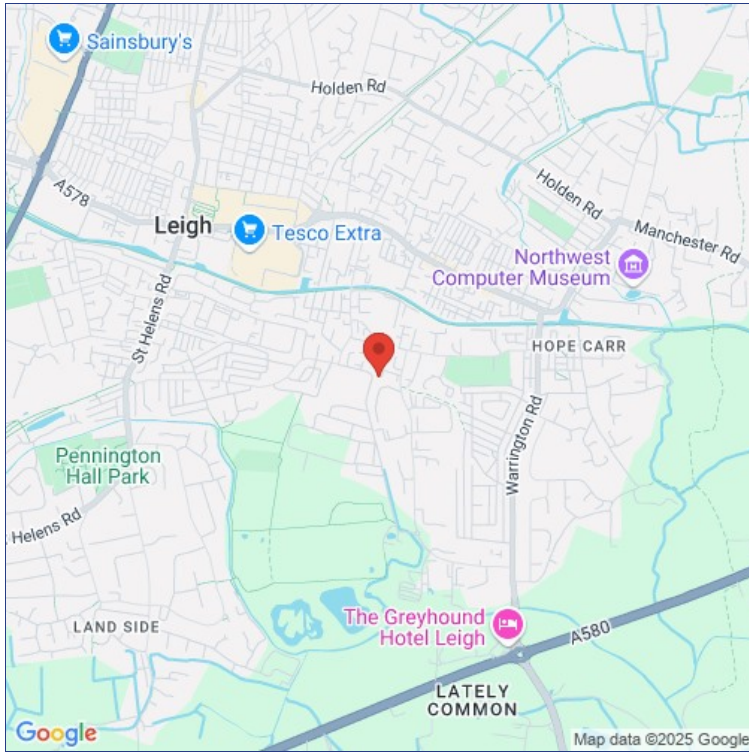
Service charge

A service charge will be levied on occupiers for upkeep of the shared areas on the estate. The service charge for 25/26 is £1,800 per annum + VAT.

Viewing

Strictly through agents
Taylor Weaver
(James Taylor)
01254 699030

Unit 3, Greenfold Court, Greenfold Way, Leigh, WN7 3XJ



www.taylorweaver.co.uk

Telephone: 01257 204900



Email: info@taylorweaver.co.uk

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040. MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.